

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 Holmbury Boulevard, Mulgrave Vic 3170

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$935,000 & \$990,000

Median sale price

Median price \$915,000 Property Type House Suburb Mulgrave

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Alderbrook Av MULGRAVE 3170	\$1,006,000	27/03/2021
2	26 Jolimont Av MULGRAVE 3170	\$955,000	13/03/2021
3	58 Bertrand Av MULGRAVE 3170	\$952,500	13/12/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09/04/2021 10:54



 4  3  2

Property Type: House (Res)
Land Size: 818 sqm approx
 Agent Comments

Indicative Selling Price
 \$935,000 - \$990,000
Median House Price
 December quarter 2020: \$915,000

Comparable Properties

18 Alderbrook Av MULGRAVE 3170 (REI)

 3  2  2

Price: \$1,006,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)

Agent Comments

Offers similar accommodation, slightly smaller allotment 717sqm, less slope land, with mountain views.



26 Jolimont Av MULGRAVE 3170 (REI)

 4  2  2

Price: \$955,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments

Offers similar accommodation size, smaller allotment 678 sqm with corner block position, more closer to shopping center, less slope land



58 Bertrand Av MULGRAVE 3170 (VG)

 4  -  -

Price: \$952,500
Method: Sale
Date: 13/12/2020
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

Offers similar accommodation, smaller allotment 671sqm, more closer shopping center